

9 Whiting Drive, Edithburgh, SA 5583



House For Sale

Sunday, 23 June 2024

9 Whiting Drive, Edithburgh, SA 5583

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 758 m2

Type: House



Troy Goldsworthy
0488128801

\$475,000 - \$509,000

Located toward the end of a quiet cul-de-sac street this well-presented property offers a great opportunity to bask in sun rises over Sultana Point Bay and sunsets over surrounding rural land, while set less than 200m* from the beach! Positioned on an easy care 758m²* allotment the home enjoys a flexible floor plan equally suiting a range of buyers on a permanent or part-time basis. Downstairs the property features 3 bedrooms, 1 double with built-in robe and 2 smaller bunk rooms which would alternatively make great office and/or further storage space along with open plan living and kitchen including large breakfast bar and dishwasher with reverse cycle air-conditioner to ensure comfort year round. Completing the ground level is large renovated bathroom with separate shower and bath and a separate laundry room. Upstairs the property really comes into its own capturing magnificent sea views from all rooms. The two double bedrooms both with built-in robes, have sliding doors to the balcony and one enjoys direct access to the two-way bathroom. Then there's the central living area with kitchenette and sliding doors opening to the good size balcony. From these rooms the sunrises and sunsets are both stunning! Externally the property features great size 9m x 7m* shed with concrete floor and power, perfect for your boat and the added bonus of a toilet. The adjoining covered verandah and fish cleaning area is sure to get some use with local on and offshore fishing known hotspots for avid fishers. The property is fully fenced with small lawn area great for kids and pets while the remainder is gravelled making for a low maintenance property while the 45,000L* of rainwater storage (mains also connected) and solar system assist in keeping the bills to a minimum. Whether you're looking for somewhere the family will call home or retire or your family's new holiday base this property is well worthy of your inspection. Offered walk-in-walk-out you can unlock and enjoy from day dot. The property is just 350m* from the smaller of Edithburgh's two jetties while it's 1.1km* from the heart of town for all of Edithburgh's facilities including supermarket, two pubs, service station, café, deli, post office, a large flora park that is great for nature lovers for walks and contemplation, tidal pool, sporting facilities and more. The fantastic boat launching facilities are well known at Edithburgh while the beautiful coastline and beaches from Edithburgh, passed Wattle Point and around to the Troubridge Point Lighthouse are exceptional and right at your doorstep. Yorketown is located just 16km* away for more extensive facilities and services. For more information please contact Troy Goldsworthy, Nutrien Harcourts Minlaton - 0488 128 801. RLA 102485* approximately